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*Attorneys for Plaintiffs ALISU INVESTMENTS, LTD.,  
and KARGO GROUP GP, LLC*

**UNITED STATES DISTRICT COURT**

**CENTRAL DISTRICT OF CALIFORNIA, WESTERN DIVISION**

ALISU INVESTMENTS, LTD. and  
KARGO GROUP GP, LLC,

Plaintiffs,

v.

TRIMAS CORPORATION d/b/a/ NI  
INDUSTRIES, INC.; BRADFORD  
WHITE CORPORATION; LUPPE  
RIDGWAY LUPPEN; PAULA BUSCH  
LUPPEN; METAL PRODUCTS  
ENGINEERING; DEUTSCH/SDL,  
LTD.; RHEEM MANUFACTURING  
COMPANY; and INFINITY  
HOLDINGS, LLC,

Defendants.

AND ALL COUNTERCLAIMS

Case No. 2:16-CV-00686 MWF (PJWx)

Honorable Michael W. Fitzgerald

**JOINT STIPULATION AND  
[PROPOSED] ORDER RE: STAY  
OF DEADLINES**

1 **JOINT STIPULATION**

2 Pursuant to Central District Civil Local Rule 7-1, Plaintiffs Alisu Investments,  
3 Ltd. and Kargo Group GP, LLC (collectively “Plaintiffs”), and Defendant Bradford  
4 White Corp. (“Bradford”), by and through their respective counsel, HEREBY  
5 STIPULATE AND AGREE as follows:

6 WHEREAS, the operative trial schedule in this matter is set forth in the  
7 Court’s June 5, 2023 Order re Jury Trial, Dkt. 343.

8 WHEREAS, since the Parties last updated the Court on the status of this  
9 matter on June 2, 2023, Dkt. 341, Plaintiffs and Defendant have had three productive  
10 mediations with Tim Gallagher of the Gallagher Group. The Parties share the view  
11 that continued mediation will be productive. The Parties are in the process of  
12 scheduling another mediation session with Mr. Gallagher.

13 WHEREAS, an unforeseen obstacle to settlement recently emerged related to  
14 the California Department of Toxic Substances Control’s (“DTSC”) oversight of the  
15 4901 S. Boyle Ave. property (“Property”) and the scope of the required cleanup.  
16 This development has implications for the overall cost of remediating the Property,  
17 and accordingly, on the Parties’ settlement discussions and expert disclosures. While  
18 the Parties do not believe that this development is insurmountable, they require  
19 additional time for Plaintiffs to work with DTSC to resolve uncertainties as to the  
20 scope of the cleanup and to incorporate any changes thereto into their expert work  
21 and settlement negotiations.

22 WHEREAS, the recent development with the DTSC would impact the overall  
23 costs of remediation based on a potentially expanded scope of the required cleanup,  
24 and additional time is needed to determine the effect of this development before the  
25 Parties can continue their settlement negotiations.

26 WHEREAS, the Parties each desire to resolve this case through settlement,  
27 rather than expend the significant resources for an expert-driven trial which can be  
28 better put towards resolution. The Parties have been working diligently towards this

1 goal, including through the multiple mediation sessions with Mr. Gallagher held in  
 2 the last two months. The Parties believe that pausing this matter to facilitate  
 3 clarification of the scope of the required remediation and for the Parties' experts to  
 4 assess the adjusted remedial parameters will provide an opportunity for resolution  
 5 without the need for trial or use of judicial resources for that endeavor.

6 WHEREAS, the deadline for expert discovery to be complete is November  
 7 30, 2023. The Parties believe that affording them 90 days to work with DTSC, their  
 8 experts, and Mr. Gallagher, rather than focusing on expert discovery, summary  
 9 judgment and trial preparation, would facilitate settlement of this matter. The Parties  
 10 further agree that the Court should vacate the operative schedule and stay the matter  
 11 for 90 days, after which time the Parties will report to the Court with a status update  
 12 and proposal for a new schedule and potentially a settlement.

13 NOW THEREFORE, Plaintiffs and Bradford hereby stipulate, subject to the  
 14 Court's approval and Order, that the trial schedule, Dkt. 343, be vacated and the  
 15 matter be stayed 90 days

16  
 17  
 18  
 19 Respectfully submitted,

20  
 21 Dated: November 8, 2023

**SHER EDLING LLP**

22 By: /s/ Matthew K. Edling

23 Matthew K. Edling

24 *Attorneys for Plaintiffs ALISU*  
 25 *INVESTMENTS, LTD, and KARGO GROUP*  
 26 *GP, LLC*  
 27  
 28

1 Dated: November 8, 2023

**ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP**

2  
3 By: /s/ Tim Hsu

4 John J. Allen

5 Tim C. Hsu

6 *Attorneys for Defendant Bradford White*  
7 *Corporation*

8  
9 **ECF CERTIFICATION**

10 I, Matthew K. Edling, in compliance with Civil Local Rule 5-4.3.4(a)(2)(i),  
11 hereby attest that the above-named counsel has concurred in this filing.